

CITY OF FALLS CHURCH

Five-Year Capital Improvements Program

Fiscal Years 2015 – 2019

Presented to the
City of Falls Church Planning Commission
February 3, 2014

Introduction

The development of the City's Five-Year Capital Improvements Program (CIP) allows the City to take the shared and competing visions for the development of our public facilities through a disciplined evaluation process. By identifying projects and capital needs several years into the future, the City accomplishes the following objectives:

- Cost estimates for long-term objectives and identified needs are linked to available resources, and placed on a schedule for implementation;
- Major expenditures are scheduled in the context of a balanced Annual Operating Budget and a five-year financial forecast.

Capital projects are defined as a new, one-time project with a useful life of more than **five** years, and costing **\$150,000** or more. The cost estimates included in the CIP are intended to capture the entire estimated project cost, including, as applicable, land acquisition, design, negotiated agreements, and construction. The total request for each project is evaluated and, based upon funding, is prioritized to meet the needs of the City.

The projects contained in the CIP support the goals and objectives outlined in the City's Comprehensive Plan and are intended to establish the long-term spending priorities identified by the City Council and are consistent with their 2025 Vision/Comprehensive Plan/Strategic Plan as well as adopted Financial Policies.

Key Policy Decisions

The Five-Year CIP for the period of FY2015 through FY2019 continues with some past commitments as well as addresses new and significant challenges. As with last year's CIP, major funding is provided for City public facility improvements, transportation improvements on the primary corridors, storm water mitigation and park improvements; primarily funded through grants, debt or enterprise funding. *The overarching budget theme continues the financial foundation stabilization and a funding commitment to capital infrastructure. This CIP proposes initiatives for the restoration of deferred system integrity work to begin as well as establishing a long-range project and funding plan for facilities but highlights the financial and staff capacity challenges.*

The financial challenges have driven what and how projects can be funded; however, strong planning underpinnings remain important to address the long term infrastructure needs of the City.

An overview of some of the major policy discussions in this CIP are provided below:

Implementing Financial Policies:

City Council has placed a strong focus on restoring the financial stability of the City as expressed in its adopted Vision statement on Sound Finances, the FY2015 Budget Guidance and the 2011 Financial Policies. The FY2015 Budget Guidance places strong emphasis on planning for and funding the City's infrastructure.

In December 2011, the City Council adopted a revised Reserve Fund Balance Policy that sets limits on the minimum size of the reserve balance. This policy also states that reserve funds shall only be used for one-time expenditures, as opposed to recurring expenses. The resolution states:

- The unreserved, undesignated General Fund Balance goal shall be seventeen percent but not less than twelve percent of the actual General Fund expenditures for the then current fiscal year.
- The City shall establish a Capital Reserve Fund at a minimum of 5% of fixed assets or \$3.75M, whichever is lower. The City shall meet this goal by FY2021 through annual appropriations of \$500,000, and thereafter appropriate no less than \$375,000 per annum to capital reserve. The capital reserve fund balance shall be used to pay for projects in the Capital Improvements Program or for debt service for those projects.

The debt service policies were not significantly changed and can be summarized as follows:

- General Fund supported debt shall not exceed five percent of the net assessed valuation of taxable property in the City.

- Annual debt service expenditures for all General Fund supported debt shall not exceed twelve percent of total General Fund and School Board Fund expenditures.
- The term of any bond issue will not exceed the useful life of the capital project, facility or equipment for which the borrowing is intended.

It is worth noting that “debt capacity” in terms relating strictly to policy guidance does not address the separate *issue of affordability within current tax rates* so the CIP has been developed with both policy compliance and affordability in mind. The ratio of annual debt service to total General Fund expenditures is a constraint that bears close attention. This ratio is used by bonding agencies to assess fiscal health, and must be used by the City to assess the affordability of specific projects and the five-year CIP as a whole. The projects in this FY2015-2019 CIP stay within the City’s policy constraints based on the assumptions used in this forecasting tool.

The proposed FY2015-2019 CIP is within policy compliance and within affordability range with an ongoing financial commitment to capital investment; however, the George Mason High School and Mary Ellen Henderson Middle School will require a targeted financing plan of which the City can only absorb 50% or less of the costs as debt. The school financing plan will evolve as the boundary line adjustment/school taskforce establishes the process for addressing revenue from economic development and partnership opportunities. If all projects were included, the debt policy would not be in compliance nor would it be affordable and within the \$10M bank qualified cap per calendar year which makes the funds more “affordable” to obtain. Additionally, more than a five year debt financed plan is required so the City can retire or reduce debt service prior to taking on additional commitments.

Fiscal Challenges:

Although there are positive signs of economic recovery, local government recovery lags behind the private sector and there remain many unknowns from potential federal government down sizing and state funding reductions. Additionally, for the City, the revenues are growing slower than expenditure growth due to pressures from several sources such as competitive employee salary/benefit, City/VRS pension liabilities and school enrollment increases. Therefore, to address capital needs in this environment the CIP draws down the fund balance to the 17% policy level and allocates other one-time funding to capital. The actual dollar amounts per category are displayed on the 5-year Projection chart in Tab 3; the value for this CIP in terms of infrastructure projects and Sound Finances are clearly demonstrated.

Ongoing CIP project Implementation

There are several active CIP projects under development which are further described under the existing project status report below. However, new projects proposed within the FY2015-2019 CIP have taken constrained staff resources in mind and therefore phased, this is especially true in the area of transportation.

Recreation and Parks:

There are \$1.2M in park improvements and \$1.075M of open space funding in this five year CIP (must be re-appropriated due to 3-year inactivity). An additional \$1M for Open Space was requested but is available only if proffers, grants or other non-local revenues sources are identified. These projects are spaced to cover one significant effort per year. The Recreation and Parks Advisory Board submitted recommendations are noted under Tab 9.

Information Technology:

The City as a whole enterprise-wide provides all communication services to its citizens on significantly aged equipment and infrastructure, which includes these segments: Public Safety, General Government operations, Public Schools, and the community public Library. The core goal of this function is to sufficiently modernize and provide appropriate IT infrastructure to properly service the citizens of Falls Church and the greater community.

This specific FY2015 project is a mandatory systems upgrade of the Police Department's Computer Aided Dispatch (CAD), Records Management System (RMS) due to lack of equipment supportability and expiring required support. These core systems call dispatching, incident tracking and management, and complete record history of all incidents and contacts which are required to be maintained. This project will address the mandatory upgrade and modernization of the software and server infrastructure, along with upgrading supporting core infrastructure to support proper continuity of operations (COOP) of those systems along with the infrastructure to the mobile CAD terminals (MCT) in field operations. This is not replacing any of the in the field MCTs or other base Police Department PCs, but rather the required software and supporting core and redundant infrastructure for required operations. The cost estimate is \$270,000. See Tab 4.

Transportation:

Previously, the City has organized transportation CIP items at the "project" scale, with each project being connected to a single source of grant funding. Moving forward, staff recommends collecting individual projects into CIP "programs". This reorganization will allow the City to more easily focus investment in specific areas of the City and to coincide with the geographic Planning Opportunity Areas identified in the Comprehensive Plan. For example, the draft CIP includes a program for the South Washington Street Planning Opportunity Area (POA). In addition to focusing investment in specific areas of interest, organizing the CIP by program will enable staff to better plan for future expenditures, identify funding needs, and give the City greater flexibility in project scheduling, capitalizing on funding opportunities and allowing staff to coordinate related projects.

Infrastructure specific CIP programs were also identified to account for projects that involve infrastructure systems on a City-wide scale and may not be confined to a single Planning Opportunity Area. The Transit Program and Traffic Signals and Signs Programs are examples of City-wide infrastructure programs. Existing CIP projects that are currently underway were aligned with the new program framework. An

analysis of existing staff capacity to manage existing projects was conducted to determine a realistic schedule for implementation. The proposed transportation CIP realistically schedules project implementation based on project priorities and existing staff levels.

With the adoption of HB 2313 in 2013, the City will receive additional transportation funds through the Northern Virginia Transportation Authority (NVTA). By maintaining existing levels of transportation funding match leverage, the City will receive approximately \$2.1M in additional funding each year. If the City increases local spending on transportation by \$0.9 million per year, it will receive an additional \$0.9 million each year. Further, the \$0.9M in local funding can be used to leverage state and federal grant opportunities, which typically have match levels ranging from 50/50 to 80/20. This means that if the City elects to access the maximum benefit available, an additional \$5M in transportation funding each year will likely be made available to the City. The proposed CIP does not recommend adopting the Commercial Transportation Tax overlay but rather to use the option of the equivalent funding as part of the overall tax base to reflect the City-wide benefit; this has been proposed to be budgeted at approximately \$800K/year

In order to utilize new funding opportunities and meet current funding opportunity demands, staff recommends hiring two additional FTEs to provide additional resources in project management, grants management, grant program identification, and transportation planning. This increase in staffing would allow the City to make better use of new funds and reduce delays in the delivery of previously appropriated projects. See Tab 8 for detail explanation, schedule and program descriptions.

Schools:

In 2013, the expansion and renovation of Thomas Jefferson Elementary School was completed and the Cherry Street project design and site plan work was begun.

The School Board continues their long-term planning for school facility needs to prepare for the future round of construction and updated enrollment projections and facility needs in 2015 onward. This planning effort included 2009 funding for an enrollment study which was consolidated into the FY2008 long-term facilities study which was completed in 2011. These two efforts form the foundation for concept options and funding for school facility planning and potential construction (new/renovation). The Superintendent has worked closely with staff and the School Board to reassess the current enrollment as well as physical maintenance and space needs and has proposed some new direction to address the facility needs within the financial constraints, the options will entail good community dialog on the revised facility plan. The School Board adopted their recommended 5-year Facility CIP in December, 2013. The FCCPS CIP includes funding for Thomas Jefferson HVAC system, increase in plans for Mt. Daniel to accommodate elementary student enrollment growth as well as funding for George Mason High School and Mary Ellen Henderson Middle School projects. The high and middle school projects, which total \$104.5 M, will require a dedicated school financing plan that evolves through the planning and economic development of the new boundary line adjustment resulting from the water sale therefore the debt service is not calculated into the proposed CIP. In order to stay within policy compliance, less than 50% of the costs can be debt so other revenues and/or partnerships will need to be pursued.

Library:

The Mary Riley Styles Library Board of Trustees worked with consultants in FY2013 to develop a Master Plan for the Library which also included a review of a 2008 Space Study and extensive public consultation. The goal is a library for the future that accommodates City growth and adheres to the City's Comprehensive Plan. The original Library building was constructed in 1957 and expanded in 1968 and 1992 to meet changing demands. The facility analysis conducted as part of the Master Plan process portrays a building that is: ADA deficient in many aspects and in need of many infrastructure repairs or replacements; it lacks storage and sufficient security systems and measures, space for large audiences which routinely occur weekly during story hours, study spaces for students after school and on weekends, larger public restroom space; and Local History room space. Shelving is too high, the elevator is old and unreliable, and the heating/air conditioning system does not work properly.

The Master Plan concludes that additional space is needed to support current and projected future functions, and that the Library should add 14,500 square feet to its existing 18,500 square foot facility to bring its size to 33,000 square feet. In addition to adding square footage, the Master Plan recommends upgrades to the existing building. Therefore, the Library Board's preferred option, which best meets the many needs for an improved facility over the coming years is Conceptual Design Proposed Plan A which consists of razing the existing building, rebuilding a new 33,000 GSF two story building on a larger footprint in its current location with the entrance relocated to Park Avenue. The new building would have a minimum LEED rating of Silver. The cost estimate is \$18.6M and includes temporary relocation of the library functions during the two year construction period.

Storm Water Infrastructure:

In many parts of the City, the storm water system is aging, undersized, and unable to convey the standard 10-year storm event. These deficiencies result in frequent flooding along some of the City streets and damage to private property. As the City carries out repairs to its existing storm water infrastructure, there will be opportunities for the implementation of measures that will improve water quality. As appropriate to individual circumstances, this might include daylighting streams, creating bio-engineered streambeds and storm water detention and infiltration systems. CIP funding for storm water improvements increases the ability to implement necessary water quality measures and infrastructure replacement/upgrades. The Watershed Management Plan, authorized by Council, has been adopted and the recommendations of this Plan will help formulate a strategy for projects and Council has established the enterprise fund, set the rates, and created the credit policy. Additionally, two federal grants (FFY09 and 10 State and Tribal Assistance Grants [STAG]) awarded to the City address some of the most critical needs for Coe and Pearson branches.

Sanitary Sewer Fund (CIP no longer includes a water fund):

The Sewer Fund is impacted by EPA-mandated projects to upgrade the Arlington and Alexandria wastewater treatment plants that the system uses. Ongoing repair and reinvestment in the existing pipes will continue per the rehabilitation plan. In addition, the purchase of additional wastewater treatment capacity to accommodate projected future flows resulting from development in the City will impact the Fund in FY2016 at the earliest, as well as plans to increase the reserve fund for sewer rehabilitation.

Existing Projects Status

The following provides an update on the January 2014 status of CIP projects authorized for FY2013 and prior.

Recreation and Parks:

Acquisition of Open Space

- Scope: In September of 2004, the City Council appointed a task force on Open Space Acquisition. Previous purchases include what is now Howard E. Herman Stream Valley Park, two parcels of land purchased to increase the size of Crossman Park, the purchase of an easement on property on Lee Street for park access purposes, and a purchase of land to allow Coe Branch and Tripps Run to connect. Future uses of these funds would be used to increase current park land, provide parking for Roberts Park, and provide an additional access point to Roberts Park or West End Park and additional space where we can build additional rectangular playing fields.
- Cost: \$2,000,000 has been determined by the Open Space Task Force as a worthwhile amount to keep in a revolving fund to be considered in FY15-19 CIP.
- Schedule: As parcels become available.
- Status: The City is currently working with the owner of 500 Lynn Place as a possible purchase to allow for parking at Roberts Park.

Park Master Plan Implementation

Lincoln Park Improvements:

- Scope: Replace play equipment; improve ADA accessibility
- Cost: Initial cost estimate \$200k; (note: \$26k insurance claim to be filed)
- Schedule: Construction: Spring, 2013.
- Status: COMPLETED April 2013.

West End Park Improvements:

- Scope: Increase park visibility by adding a Broad Street entrance, tie two separate park parcels into one; improve ADA accessible, add skate park features, new pathways.
- Cost: Initial cost estimate \$545k.
- Schedule: Bid documents underway, contractor selection by mid-March, construction to begin late spring, plantings in the fall.
- Status: Currently on schedule.

Howard E. Herman Stream Valley Park

Scope: Provide a trail that runs from Broad Street to the City's Bike Trail, adjacent with Tripps Run, interpretive signs, park signs, benches and trash receptacles and a more visible entrance to the park from Broad Street would be established.

Cost: \$634,500

Schedule: Some projects such as the completion of a foot bridge and other practical projects will be completed summer 2014 in conjunction with the current daylighting work being done. The remaining Engineering and Design will take place Summer 2015 and Construction will be Fall 2016.

Status: Working with Public Works to determine which projects should be completed in conjunction with daylighting.

Frady Park Gazebo Replacement

Scope: Frady Park Gazebo was destroyed in Derecho storm.

Cost: \$32,300 (Insurance claim for \$30k has been received)

Schedule: Complete by January 2013

Status: **COMPLETED** November 2012

Berman Park Trail Re-paving, Irving to Kent Streets

Scope: New pavement for trails in Berman Park.

Cost: \$35,000

Schedule: Completion Spring 2014.

Status: Half of the trail is completed. Second half will be on the next cycle of hot asphalt pouring.

TJ Soccer Field Turf Repair:

Scope: Replace sod with Bermuda grass (similar to Madison Park).

Cost: \$35,000

Schedule: Completion Fall 2013 (at end of TJ Expansion project).

Status: **COMPLETED** September 2013.

Tennis Court and Basketball Court Major Restoration

Scope: New surface overlay and painting for all exterior courts.

Cost: \$100,000

Schedule: Quotes being obtained now, work to be completed Summer 2014.
Status: On schedule

Softball/Baseball Field Lights

Scope: Install new lights and poles at GMHS baseball and softball fields.
Cost: \$360,000 (City funds: \$110,000).
Schedule: installed and operational for spring 2013 season.
Status: **COMPLETED.**

Master Park Improvements

Scope: Replace signage at entrances to Parks and Community Center improve recycling at parks by adding recycling bins, and add color to parks.
Cost: Varies per project within annual allocation.
Schedule: A third of all park signs have been replaced. Recycling bins are added yearly (six done in 2013) and plantings are done to add color.
Status: On schedule

Storm Water Projects

100 Block West Broad Repair/ Water Detention Project

Scope: Repair collapsed pipe in front of BB&T and create capacity within the existing system in order to mitigate local street flooding in 100 block of W. Broad.
Cost: Preliminary designs and costs estimates underway.
Schedule: Survey: Complete
Engineering Design: Underway.
Construction Start: June 2013.
Project Completion: October 2013 .
Status: Additional survey work was required in August 2013. City consultant has updated stormwater model and design alternatives provided for consideration. Awaiting cost estimate since solution is more involved than initially thought.

Reagan Branch 42" Storm Water Pipe Replacement

Scope: Replace 260 linear feet of aged and degraded 42" pipe on the TJ Elementary School Campus.
Cost: \$116,000
Schedule: Survey: Complete.
Engineering Design: Underway.
Construction Start: Concurrent with TJ Construction Project.
Project Completion: Concurrent with TJ Construction Project.
Status: **COMPLETE** December 2013

Douglas Avenue Water Detention Project:

Scope: Rebuild storm water conveyance in basin to mitigate flooding on the street and surrounding businesses located in Tower Square shopping center.
Cost: \$350,000 (preliminary estimate)
Schedule: Survey: January 2013.
Engineering Design: January 2014.
Construction Start: June 2014.
Project Completion: October 2014.
Status: Storm Sewer CCTV complete. Additional survey work was required in August (overlap with W. Broad St. project). City consultant has updated stormwater model and design alternatives provided for consideration. Awaiting cost estimate since solution is more involved than initially thought.

City Hall Campus Water Detention Project:

Scope: Detain stormwater run-off from City Hall Campus to reduce flooding on neighboring downstream properties (Phase 1).
Cost: \$470,000 (preliminary estimate)
Schedule: Survey: complete.
Engineering Design: Underway
Construction Start: November 2014 (tied to R&P usage schedule)
Project Completion: January 2015
Status: Preliminary design complete and engineering design underway; soliciting a landscape architect for re-vegetation plan.

Pearson Branch Stream Restoration:

Scope: Provide a stabilized stream channel and banks through natural stream design.
Cost: (see Coe Branch Daylighting)
Schedule: Survey: Completed
Engineering Design: 95% complete
Construction Start: May 2014
(Tied to Coe Branch Daylighting Project)
Project Completion: October 2014
(Tied to Coe Branch Daylighting Project)

Coe Branch Daylighting:

Scope: Create a new, natural stream channel with plantings to improve water quality and create an attractive feature in Howard Herman Stream Valley Park. The existing underground pipes will be used during high water events to mitigate area flooding.
Cost: Combined with Pearson Project, above: \$1.8 million, funded by EPA grant.
Schedule: Survey: Spring 2013
Engineering Design: 95% complete
Construction Start: May 2014
Project Completion: October 2014
Status: Resolving RPA issues and then IFB to be issued

Transportation

West Broad and Pennsylvania Ave Signal:

Scope: Install new traffic signal at Penn and Broad and ancillary crosswalks and streetscape amenities.
Cost: \$500,000 for Signal (\$100,000 in voluntary concessions, VDOT Revenue Sharing grant, and City funds.)
Schedule: Survey: Completed
Engineering Design: Completed
Construction Start: January 2014
Project Completion: June 2014
Status: The City awarded a contract to Fort Myers Construction in the fall of 2013. The notice to proceed has been issued and the signal is due to be completed by the end of June 2014.

400 West Broad St Streetscape:

Scope: Install streetscape amenities in the 400 block of W. Broad Street.
Cost: Total project cost \$1,000,000. Existing grant fund for \$185,000 (Federal TEA-21 Grant)
Schedule: Survey: Completed
Engineering Design: 30% design completed
R/W acquisition: Not yet begun.
Construction Start: Winter 2018
Project Completion: Summer 2018
Status: 30% design shows the extent of the impacts necessary to incorporate 20' streetscape into existing conditions. A multitude of obstacles exist which complicate the design. Any easements necessary must be procured in accordance with federal requirements. This project is proposed to be postponed due to extensive project management time required, and lack of funding at this time.

MEHMS Traffic Flow Improvements

Scope: Provide new exit from MEHMS, to reduce traffic volume and car/pedestrian conflicts on the school campus.
Cost: Local Funds: \$97,000
Schedule: Engineering Design: Completed
R/W acquisition: N/A
Construction Start: Summer 2017
Project Completion: Fall 2017
Status: This land is now within City of Falls Church jurisdiction so coordination with Fairfax County is no longer needed. Previous SRTS funding has been replaced with local funding so that VDOT review and federal procurement requirements will no longer apply. Easement/ agreement with WMATA must be finalized. This project is proposed to be postponed due to reprioritization of transportation projects; school coordination required.

Roosevelt Avenue Intersection and Sidewalk Improvements

Scope: Rebuild intersection of Roosevelt Blvd & Roosevelt St, and intersection of Roosevelt St. and East Broad St.; improve ADA pedestrian route from Roosevelt to Broad.
Cost: \$630,000 (\$300,000 RSTP funds; \$330,000 Highway Safety funds).
Schedule: Engineering Design: July 2014
R/W Acquisition: December 2014
Construction Start: March 2015

Status: Project Completion: Summer 2015
30% design complete. Community meeting held. Specific outreach conducted with Madison Condominiums and Oakwood Cemetery. Final design is underway.

N. West Street Sidewalk Project

Scope: Provide pedestrian improvements along the North West Street Corridor.

Cost: Safe Routes to Schools Project Funds: \$361k (with option to use RSTP and SYIP Funds to increase)

Schedule: Engineering Design: Delayed until Summer 2017 (staff work prioritization and potential tie-in to redevelopment)
R/W Acquisition: Fall 2017
Construction Start: Spring 2018
Project Completion: Summer 2018

Status: Survey, deed research, parking study, 30% design complete. Tree inventory and assessment complete. Various design options have been depicted on illustrative exhibits. Community meetings held in November 2012 and November 2013. Recommended alternative would provide curb bump outs at key intersections and new pedestrian crossings across West Street, with no new sidewalk. Planning Commission directed staff to consider other alternatives, including modifying the existing sidewalk on the southeast side of the street to provide access around existing utility poles, which obstruct sidewalk. Additional input is needed to finalize scope, schedule and funding.

South Washington Street Improvements

Scope: Construct intermodal plaza at Hillwood and S. Washington; install traffic signals, pedestrian crossings, and ADA curb ramps at Maple, Greenway, and Tinner Hill intersections (coordinated with redevelopment; improve bus stops on S. Washington St).

Cost: \$2,085,000 in state (DRPT) and federal (FTA) funding; and \$490,000 in state SYIP funds. (Additional funds in proposed CIP for streetscape, utility undergrounding for separate phase).

Schedule: Phase 1 Engineering Design: Underway.
Construction Phase 1: Fall 2014.
Phase 1 Complete: Fall 2015.
Phase 2 Engineering Design: Fall 2014.

Status: Public meetings held in January 2013 and May 2013 to provide project update to community. Conceptual design completed June 2013. Final engineering, survey, and design to be completed in Summer 2014. Multiple meetings and ongoing coordination are underway with VDOT and Fairfax County. Ongoing coordination with developer of the Reserve at Tinner Hill.

South Washington/ Maple Ave Intersection

Scope: Construct new signalized intersection, including realignment.
Cost: \$150,000 in Revenue Sharing and private developer voluntary concession. Total project cost is \$1M.
Schedule: Engineering Design: Currently in design phase.
R/W Acquisition: Spring 2015
Construction Start: Spring 2016
Project Completion: Summer 2016
Status: Conceptual Design options complete. Preliminary meetings have been held with Parks & Rec and the Aurora House to discuss the impact of the realignment of South Maple Ave. To proceed with final design, additional funding is needed and concurrence of the design concept.

Route 7 High Capacity Transit Study

Scope: Analyze the feasibility of providing high capacity transit along Route 7 from Tysons Corner to Alexandria.
Cost: \$437,500 – total phase 1 cost (federal, state and local money)
\$10,937 – City of Falls Church share of the required local match
\$838,000 – total phase 2 cost (NVTa funded)
Schedule: Phase I completed in October 2013
Phase II expected to begin in 2014
Status: The Northern Virginia Transportation Authority (NVTa) coordinated a preliminary study of the feasibility of providing high capacity transit along Route 7 from Tysons Corner to Alexandria. The study identified two routes through the City. One stays on Broad Street. The other follows North Washington Street and Roosevelt Boulevard to access the East Falls Church Metro Station. The study also identified two possible vehicles, Bus Rapid Transit and Streetcar. Phase II funding will be provided by the Northern Virginia Transportation Authority (NVTa). The project will begin in calendar year 2014.

Traffic Signal Management System (a.k.a. Closed Loop Phase 1):

Scope: New traffic signal management system to link existing traffic signals to centralized computer network to facilitate efficient coordination and timing adjustments.
Cost: \$450,000 Funded by CMAQ, and RSTP funds.
Schedule: Construction Start: December 2013.
Project Completion: May 2014.
Status: Construction contract has been expanded to include new underground fiber budgeted by IT which will provide benefit to the project (coordinated with Library and Aurora House IT fiber project). Notice to proceed has been issued. Construction is underway.

Remote Video Monitoring (a.k.a. Closed Loop Phase 2):

Scope: Install video cameras on select traffic signal poles, to be tied to the Closed Loop signal system, for remote monitoring of traffic conditions.
Cost: \$258,556 RSTP grant
Schedule: Engineering and Design: Spring 2014
R/W Acquisition: N/A
Construction Start: Winter 2015.
Project Complete: Summer 2015.
Status: Construction contract has been expanded to include new underground fiber budgeted by IT which will provide benefit to the project. Notice to proceed has been issued. Construction is underway.

Roadbed Assessment:

Scope: Rebuild and resurface roadways that are either poorly constructed or roadways that have reached the end of their structural life. This project is comprised of several allocations of Revenue Sharing Grant Monies.
Cost: \$2.2 million
Schedule: Engineering Design: Complete
Construction: Spring 2014
Status: The first phase of roadbed reconstruction will be South West Street. Procurement is complete and construction is scheduled for Spring 2014.

Bus Stops:

Scope: Implement the City's Bus Stop and Bus Shelter Master Plan by installing bus shelters at high priority stops.
Cost: \$705,000 to cover 20 locations identified as 2014 and 2015 priorities in the Master Plan
Schedule: Engineering Summer and Fall 2014
Construction: Spring, 2015
Status: Project start is waiting for the recognition/allocation of grant funds to begin work.

Facilities

Thomas Jefferson Expansion

Scope: Addition of 15 classrooms at TJ Elementary School
Cost: \$5.95 million
Schedule: Construction underway.

Status: Completion, Summer 2013
COMPLETE

Thomas Jefferson Renovation

Scope: Renovation of existing TJ Elementary School.
Cost: \$4 million
Schedule: Completion, September 2013
Status: **COMPLETE**

Cherry Street Pre-School Renovation:

Scope: Renovate the Cherry Street site to serve as the FCCPS pre-school facility
Cost: \$2.4M
Schedule: Design: Site plan under review December 2013; completion march 2014
Interior Demolition: February 2014
Construction completion: Summer 2014
Status: Staff is reviewing site plan submitted by FCCPS as well as A&E refinement along with community follow up

Mt. Daniel Elementary School:

Scope: Pursuing preliminary design, A&E, County land use/zoning approvals
Cost: \$1M FY14 (along with increased FY15-19 CIP request of \$14.5M)
Schedule: Design: Ongoing
Construction completion: TBD based on RFP and next CIP approval
Status: PPEA RFP issued January 2014

Library Space Needs Study:

Scope: Study of the future space needs for City Library
Cost: \$100,000
Schedule: Completed.
Status: Completed and draft report presented to the Library Board of Trustees in September 2013, to the Council in November 2013 and the Planning Commission in December 2013. Based on the report, the Library Board has submitted a CIP request for FY15 for Option1, razing and rebuilding a 33,000 sq. ft. facility on the current library site for \$18M.

City Hall/ Public Safety Renovations Phase I

Scope: IT server room fire suppression; correct water inflow foundation repairs; roof repairs for ice damming, gutter replacement; elevator replacement; Police evidence storage correction; Police IT Server Room HVAC replacement.

Cost: \$1 million

Schedule: Underway; Completion Summer 2014

Status: **Completed:** IT Sprinkler System; Chimney replacing facing plus water leakage repairs; Gutter/Downspouts; and Snow rail phase. Elevator modernization scope work is 90% completed - next steps are final scope and begin design, Police Evidence Storage design work is 90% completed - next steps are final design and construction

City Hall/ Public Safety Renovations Phase II

Scope: Sprinkler fire suppression; Phase 2 roof repairs for ice damming, energy efficient window replacement, water inflow Phase 2 foundation repairs, energy efficient HVAC systems for existing building and potential expansion

Cost: \$3.4M

Schedule: Completion for renovations Fall 2014; HVAC Summer 2015

Status: Project is in concept phase for consistency with expansion component.

City Hall/ Public Safety Expansion (Rear/Front) & Parking (Front)

Scope: Add new central front entrance to City Hall and add meeting rooms to address security, accessibility and way-finding needs. Add below grade parking spaces for Police, Sheriff, and Judge

Cost: \$1.6M front and \$1.2M parking

Schedule: Joint Schools General Government Facility Plan: November 2012; Issue RFP for Design and Engineering Summer 2013.

Status: Project is in 20% concept phase. Per Council direction, Dewberry is working on concepts for presentation to City management and community laying out the architecture and functionality prior to full A&E. Councilman Duncan's request for additional on-site option is concurrently under development.

General Government Facility Reinvestment:

Scope: Annual major maintenance reinvestment in City owned facilities.

Cost: \$560K (FY13/14)

Schedule: Varies based on sub-projects summarized below

Status: *Gage House:* basement insulation, joist repair, side door replacement, basement staircase railing rebuild, waterproofing of basement walls and trim work **complete**. Stone retaining wall for water diversion, paint and repair front porch in the spring, and ADA ramp redesigned to be completed Spring 2014.

Property Yard Garage: Structural repairs to columns, etc. on garage as well as enclose the first bay for use with stormwater vacuum/flush equipment **complete**.

Property Yard Exterior Stairs Structural Repairs: Replace concrete block stairs with covered metal staircase at Property Yard Maintenance Building in Spring 2014.

Library Humidifier Repair: Four units are operational- contractor to wire up to Energy Control System, 90% complete

Property Yard Roof Replacement: Replace the composite roof at the main yard, add two roof drains to tie in to existing cisterns (Spring 2014) and replace the composite roof over the shop as met life expectancy (FY15 pending funding).

Projects under design and cost development: Police lobby water seepage remediation, City Hall attic insulation to remediate heat loss, Property Yard Wash Bay and Community Center water heaters, Community Center HVAC, Community Center roof, Cherry Hill Farmhouse Lead Paint abatement and porch repair, Aurora House lighting upgrade, Aurora House stair lift.

Information Technology

Citywide Telecommunication & Infrastructure – Critical Continuity & Modernization Investment: Phase 1

Scope: Phase 1 FY13 funding is to replace aged out Police Communications (Dispatch) phone system. Also the \$50,000 portion is to replace failing fiber and copper infrastructure between City Hall and the Library for network and telephony.

Cost: \$550,000

Schedule: Design- 4th quarter FY13; Completion by 4th quarter FY14

Status: Police Communications portion; all jurisdictional visits by Police Department & IT were conducted and base requirements identified. Found solution can only be sole-sourced with Verizon due to the complexity and interdependency of Verizon lines & circuits, however Verizon has not been as responsive as needed to progress project further as originally planned. Currently we are trying to finalize required systems, circuits and equipment with Verizon so we can finalize the total cost and proceed to the implementation phase. The Library infrastructure connectivity replacement is now augmenting the Closed Loop traffic control system project as well to greatly increase security and reduce certain costs to that project, as well as expand its capabilities well beyond the signal control alone; this work is in progress.

Citywide Telecommunication & Infrastructure – Critical Continuity & Modernization Investment: Phase 2

<u>Scope:</u>	Phase 2 FY14 funding is to comprehensively update the telecommunication infrastructure citywide, including Public Schools, General Government and the Public Library. This would predominantly resolve end-of-life, service and maintenance issues with the existing phone system Citywide, and aid interoperability between the various City segments. Another key outcome would also provide updated and redundant connectivity options to the segments to provide the City more robust effective COOP/DR options. Also to directly tie a critical unconnected facility (Aurora House), where proper telecommunications is essential due to the court ordered residential custodial care of juveniles, and the requirement of proper security maintenance of their records. Currently we are not able to securely communicate due to the indirect connection which is a risk.
<u>Cost:</u>	\$507,000
<u>Schedule:</u>	Design- 4 th quarter FY14; Completion by 4 th quarter FY15
<u>Status:</u>	Finalizing best phone system replacement solution to provide best modernization features, cost benefit and support to City. The Aurora House connectivity has also partnered with the Closed Loop traffic control system project reduce future costs to that project and afford it greater expansion to the new signals planned to come in that area, and as with the other portion, further expand its capabilities for the City; this work is in progress.

Process Overview

The requirement for the annual consideration and adoption of a five-year Capital Improvements Program is provided in Section 6.19 of the City Charter, and Section 17.08 of the City Code. The inset below contains the relevant Code and Charter provisions:

Sec. 17.08. ... The city manager shall subsequently submit to the commission a proposed capital improvements program together with a report on the financial condition of the city, insofar as it may relate to any contemplated capital fund projects. In the preparation of its capital improvement recommendations, the commission shall consult with the city manager, the school board, the heads of departments and interested citizens and organizations, and shall hold such public hearings as it shall deem necessary. It shall submit its recommendations to the city council, at such time as the council shall direct, together with estimates of cost of such projects and the means of financing them, to be undertaken in the ensuing fiscal year and in the next four (4) years.

Sec. 6.19. Capital budget.

At the same time that he submits the current expense budgets, the city manager shall submit to the council a program previously acted upon by the city planning commission, as provided in Chapter 17 of this Charter, of proposed capital improvement projects, including schools, as defined in section 7.02 of this Charter, for the ensuing fiscal year and for the four (4) fiscal years thereafter, with his recommendations as to the means of financing the improvements proposed for the ensuing fiscal year. This program shall be termed the "capital budget" and may be adopted by resolution.

The adoption of the CIP by the City Council signifies the Council's identification of a set of priorities for capital spending over a five-year period. However, the City Council may delay or limit the construction or improvement of any proposed project over the course of the five-year period as economic conditions, available resources, and needs may dictate.

Organization

The CIP is intended to serve as a working document as it goes through the Planning Commission review. As a working document the CIP is presented in a notebook binder so that pages may be easily amended as staff incorporates the Planning Commission's comments and requests for information into the program.

The CIP is organized in a ten-tab format:

- Tabs 1 - 3 – Overview/ Existing Project Status, Financial Status/Polices, Project Recommendations and Financial forecasting tools
- Tabs 4 - 9 – Project Descriptions for the General Fund
- Tab 10 – Project Descriptions for the Utility Funds

The project categories were formatted to represent the function versus the department and to ensure an integrated and coordinated CIP between the General Government and Schools. For example all facility related projects are in one category versus split between Community Services, Public Works and Schools. Additionally the financial components are presented at the front of the CIP in order to provide the context in which the various infrastructure projects are considered.

Procedure and Schedule

The requirement for the annual consideration and adoption of a five-year Capital Improvements Program is provided in Section 6.19 of the City Charter, and Section 17.08 of the City Code. The inset below contains the relevant Code provision.

Sec. 17.08. ... The city manager shall subsequently submit to the commission a proposed capital improvements program together with a report on the financial condition of the city, insofar as it may relate to any contemplated capital fund projects. In the preparation of its capital improvement recommendations, the commission shall consult with the city manager, the school board, the heads of departments and interested citizens and organizations, and shall hold such public hearings as it shall deem necessary. It shall submit its recommendations to the city council, at such time as the council shall direct, together with estimates of cost of such projects and the means of financing them, to be undertaken in the ensuing fiscal year and in the next four (4) years.

The development of the CIP starts with each department head submitting to the City Manager a detailed listing of all immediate and long-range capital improvement needs, together with cost estimates and recommendations as to priority and timing of the projects listed. An additional factor to be considered is that CIP projects that are inactive for three fiscal years are either eliminated or must be re-appropriated. If an approved CIP has no expenditure activity for 3-years it must be re-appropriated. The Open Space and Property Yard Material Shed are in the FY15-19 CIP due to inactivity and change of funding source. The specific code section relevant to this issue is: "No appropriation for a capital improvement project contained in the capital budget shall lapse until the purpose for which the appropriation was made shall have

been accomplished or abandoned, provided that any project shall be deemed to have been abandoned if three (3) fiscal years elapse without any expenditure from or encumbrance of the appropriation therefor.”

Staff presentation of the CIP to the Planning Commission is scheduled for February 3, 2014. The Commission will evaluate the proposed CIP in the context of the Comprehensive Plan, and hold public hearing(s) to obtain community input. The Planning Commission will also conduct work sessions on February 3 and February 18, 2014.

The Planning Commission is scheduled to conduct the final public hearing and adopt its CIP recommendations on March 3, 2014 and forward them to the City Manager. Following the delivery of the Planning Commission recommendations, the City Manager will make his final CIP recommendation to the City of Falls Church Council as part of the overall presentation for the City's FY2014 operating and capital budget.

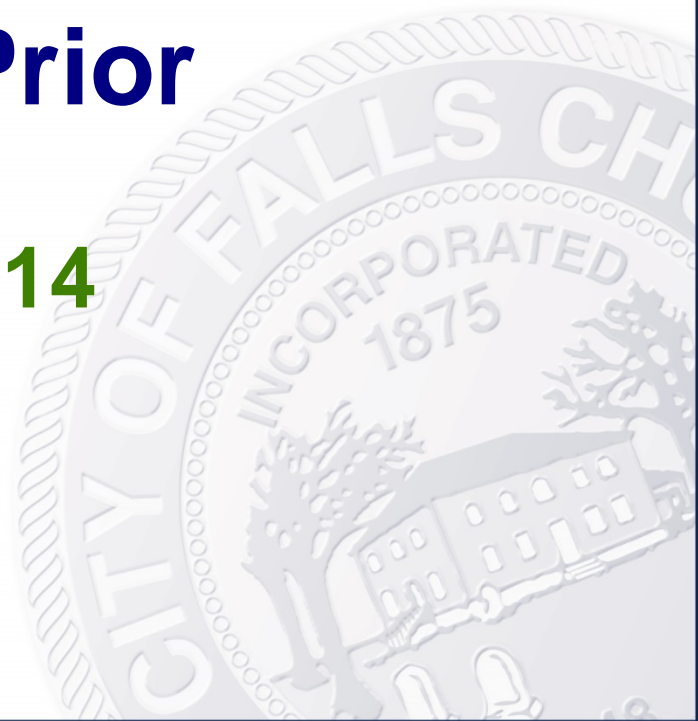
The City Council will then evaluate these recommendations and hold its public hearings in the months of March and April. Upon adoption by the Council, the Operating Budget and the Capital Improvements Program/Capital Operating Plan will go into effect at the beginning of the new fiscal year on July 1, 2014. The Operating Budget and CIP are scheduled for concurrent adoption on April 22, 2014. However, given the impact of the final tax rate and expenditure reductions on the undesignated fund balance the Council has the option to separate the CIP adoption, by no more than 28 days per City Code Section 6.19, from the operating budget so an alternative adoption date might be not later than May 12, 2013. The full tentative budget calendar is posted on the City website at: <http://www.fallschurchva.gov/budget>.

Staff will provide a report to the Planning Commission at the end of the process, after Council has adopted the final Operating Budget and CIP, to review the final document. It is anticipated that this final report will be made in May 2014.

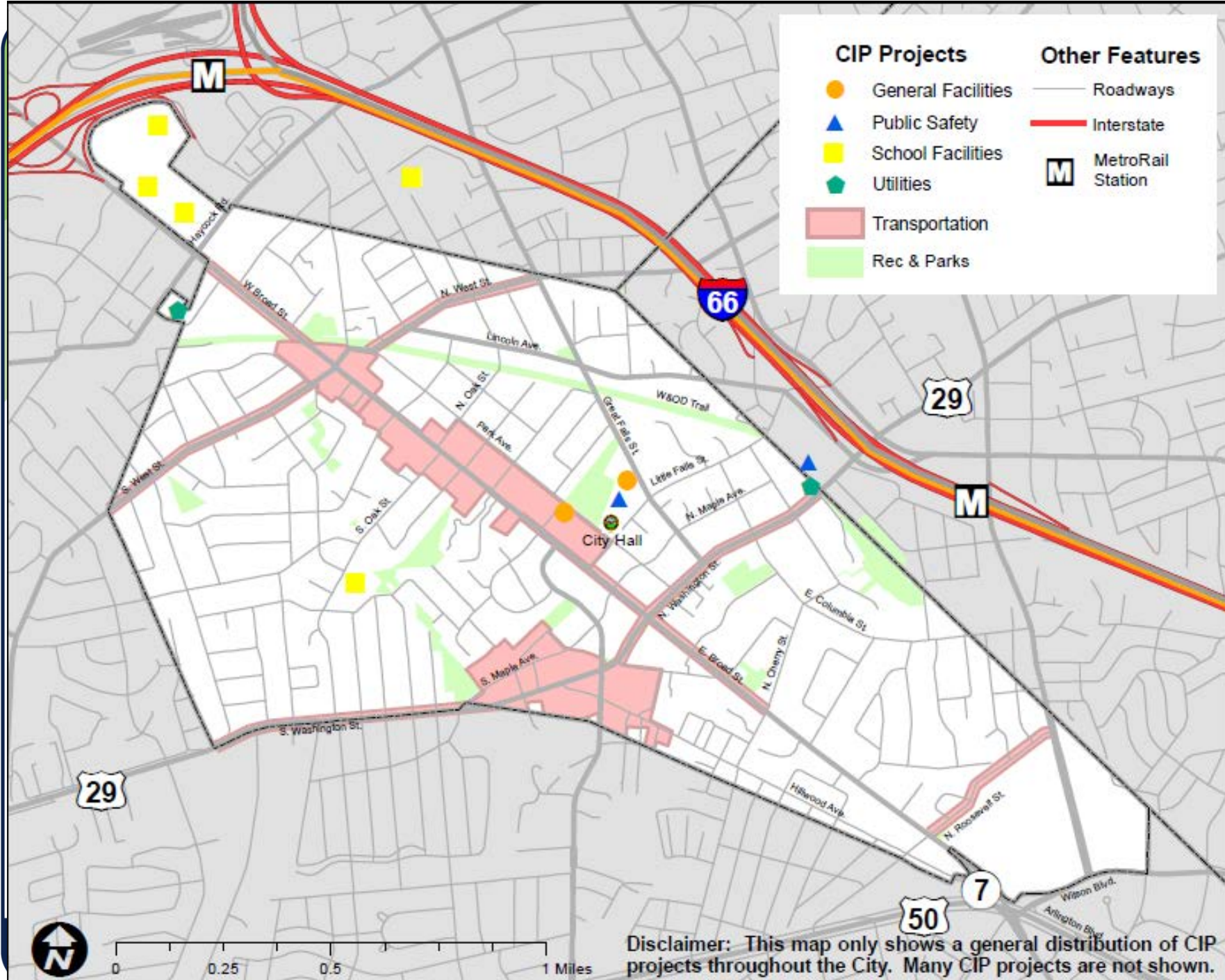
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Current CIP Projects FY2014 and Prior

February 3, 2014

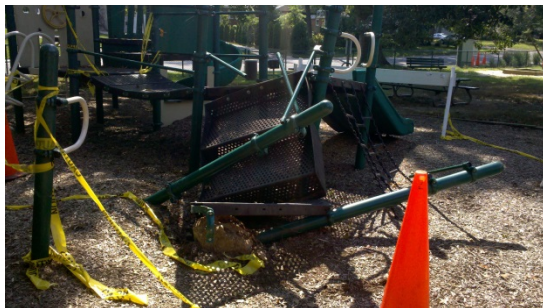


FY2015-2019 CIP Project Distribution



Disclaimer: This map only shows a general distribution of CIP projects throughout the City. Many CIP projects are not shown.

Lincoln Park Improvements - Completed



February 11, 2014

Frady Park Gazebo - Completed



February 11, 2014

West End Park Improvements



This photo is location where new visible entrance from Broad Street will be.



Howard E. Herman Stream Valley Park Improvements



February 11, 2014

Berman Park Trail Re-paving Partially Completed

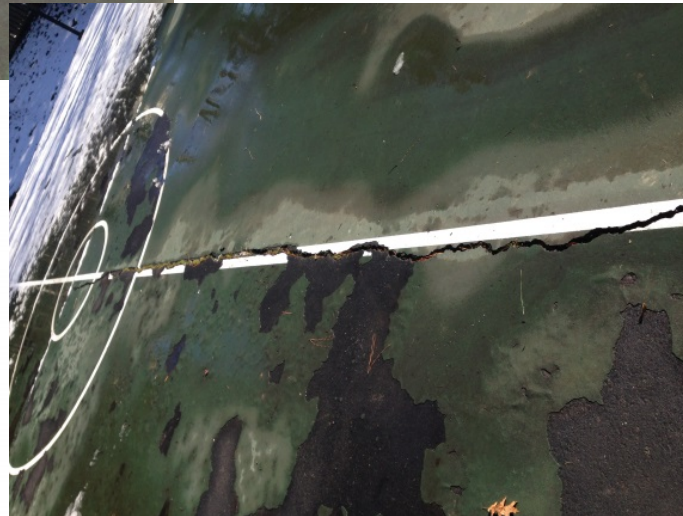
Completed



Not Completed



Tennis Court and Basketball Court Major Restoration



February 11, 2014

Master Park Improvements

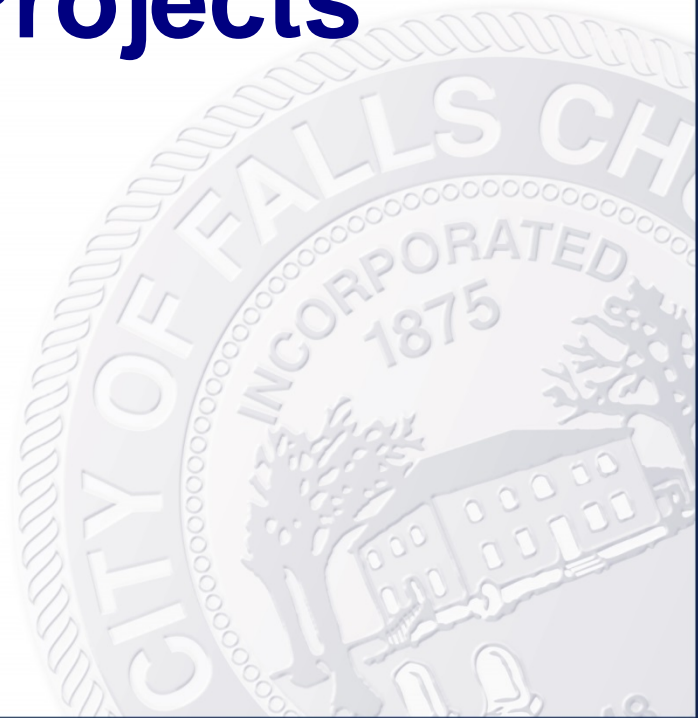
Completed



Not Completed



Transportation Projects



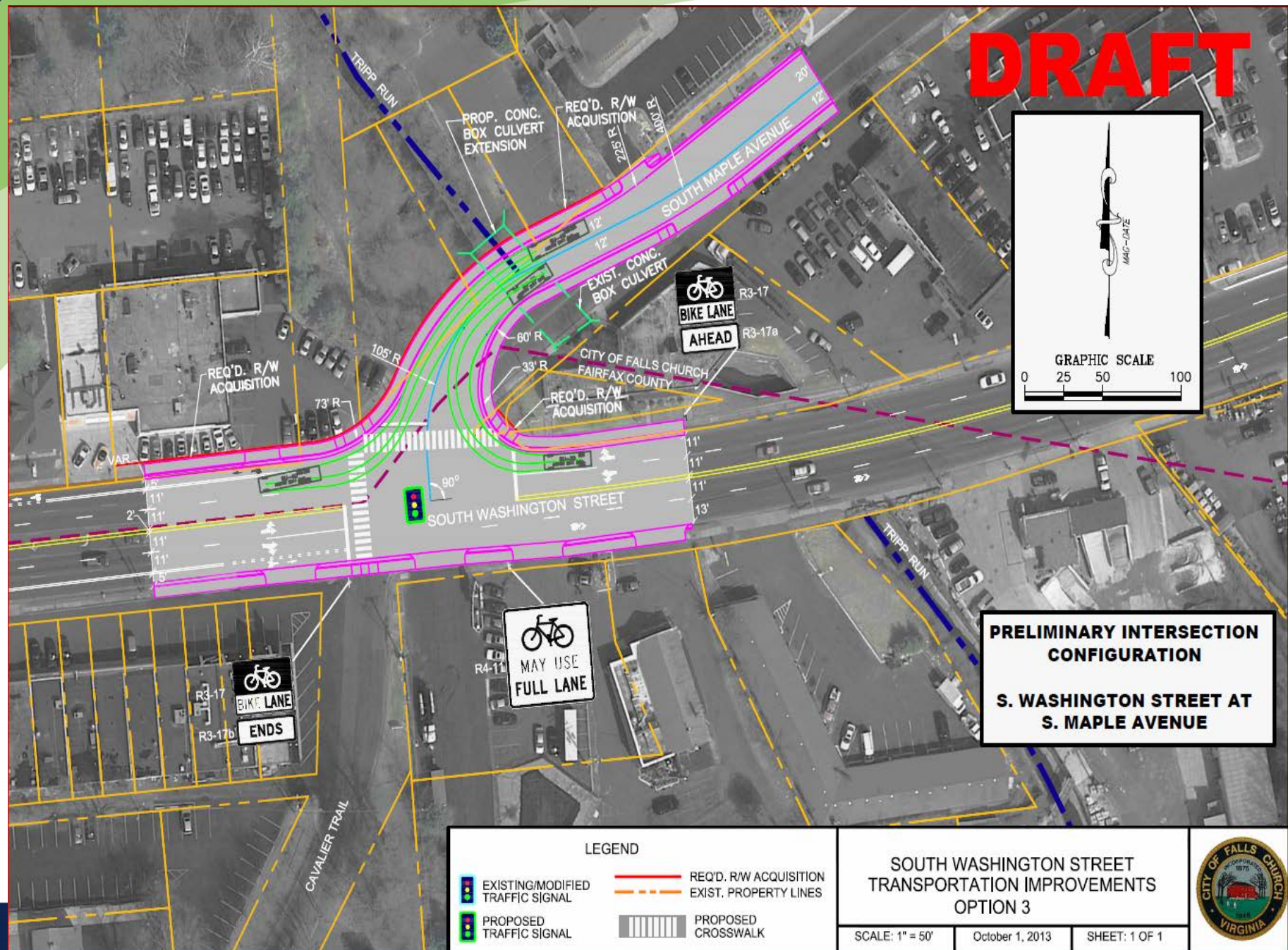


1. Serpentine bench spans both sides of transit plaza
2. Bus stop shelter
3. Public art location with vertical interpretive panels telling historic stories
4. Bike racks (possible future bike share)
5. Planted areas/rain gardens
6. Driveways to Coleman Sports
7. Planted tree pits
8. Bus stop
9. Access from Red Top

South Washington Street Transit Plaza PREFERRED ALTERNATIVE

March 28, 2013

DRAFT



**PRELIMINARY INTERSECTION
CONFIGURATION**

**S. WASHINGTON STREET AT
S. MAPLE AVENUE**

LEGEND

- | | |
|----------------------------------|------------------------|
| EXISTING/MODIFIED TRAFFIC SIGNAL | REQ'D. R/W ACQUISITION |
| PROPOSED TRAFFIC SIGNAL | EXIST. PROPERTY LINES |
| PROPOSED CROSSWALK | |

SOUTH WASHINGTON STREET TRANSPORTATION IMPROVEMENTS OPTION 3

SCALE: 1" = 50'

October 1, 2013

SHEET: 1 OF 1



ST STREET SIDEWALK IMPROVEMENTS AND TRAFFIC CALMING PRELIMINARY DESIGN

STREET TO NORTH ROOSEVELT BOULEVARD





ROOSEVELT STREET (CON'T)

NORTH WEST STREET SIDEWALK IMPROVEMENTS AND TRAFFIC CALMING PRELIMINARY DESIGN - OPTION 3
GROVE AVENUE TO GREAT FALLS STREET



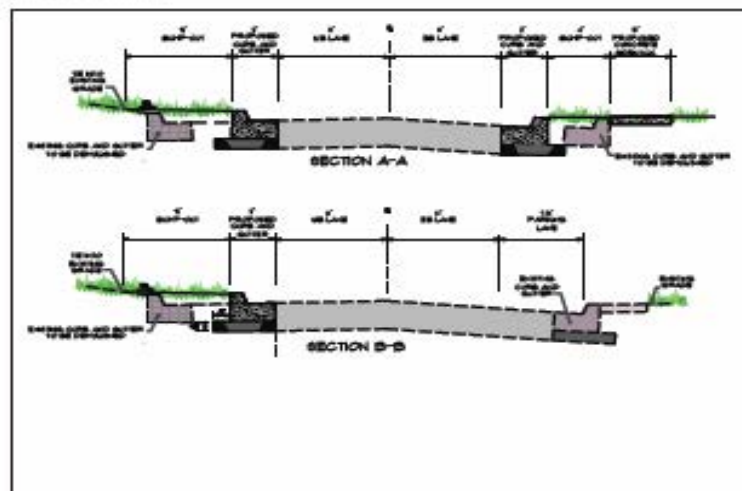
PROPOSED IMPROVEMENTS.

- WORKING CONSTRUCTION ALONG NORTH SIDE OF NORTH EAST STREET
- DETECTABLE WARNING SURFACE / ADA RAMP UPGRADES
- DRIVEWAY EXTENSIONS
- STORMDRAIN MODIFICATIONS
- PARKING MARKINGS
- TRAFFIC CALMING (SPEED-BUMP AT:
 - LINCOLN AVENUE (IN CONVOY)
 - OAK STREET (IN & OUT CONVOY)
 - QUEEN PALLA STREET (IN CONVOY)

LEGEND

-  RAPID PLANNED RESECTION
-  STARTING TREE INCLUDED IN STUDY AREA
-  TREE TO BE REMOVED
-  RIGHT OF WAY
-  DETECTABLE BURNING SURFACE / ADA RAMP UPGRADERS
-  GRASSY AREA
-  PROPOSED CURB AND GUTTER
-  PROPOSED SIDEWALK
-  EXISTING CURB AND GUTTER
-  EXISTING SIDEWALK

PAVEMENT SECTIONS



TYPICAL RAPID FLASHING BEACONS

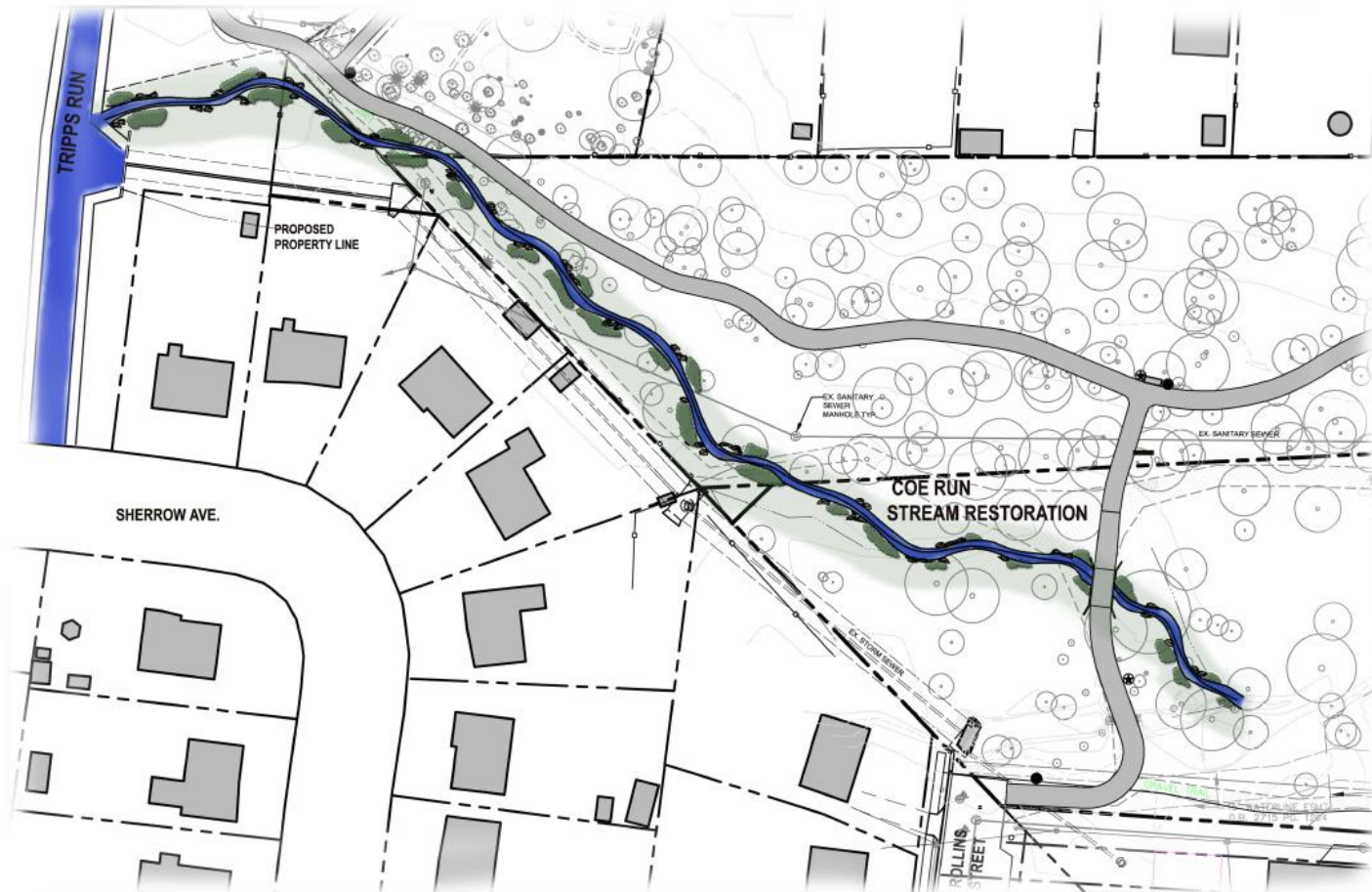




NORTH WEST STREET SIDEWALK (CON'T)

Storm Water Projects





STREAM RESTORATION EXHIBIT

HAMLETT REES PARK
CITY OF FALLS CHURCH, VIRGINIA



14530 Lee Road
Chantilly, VA 20151-1678
P 703.449.6700
F 703.449.6714



01-22-2009
Sheet 1 of 1



SCALE: 1" = 25'

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Coe Branch Existing Conditions



Example Projects

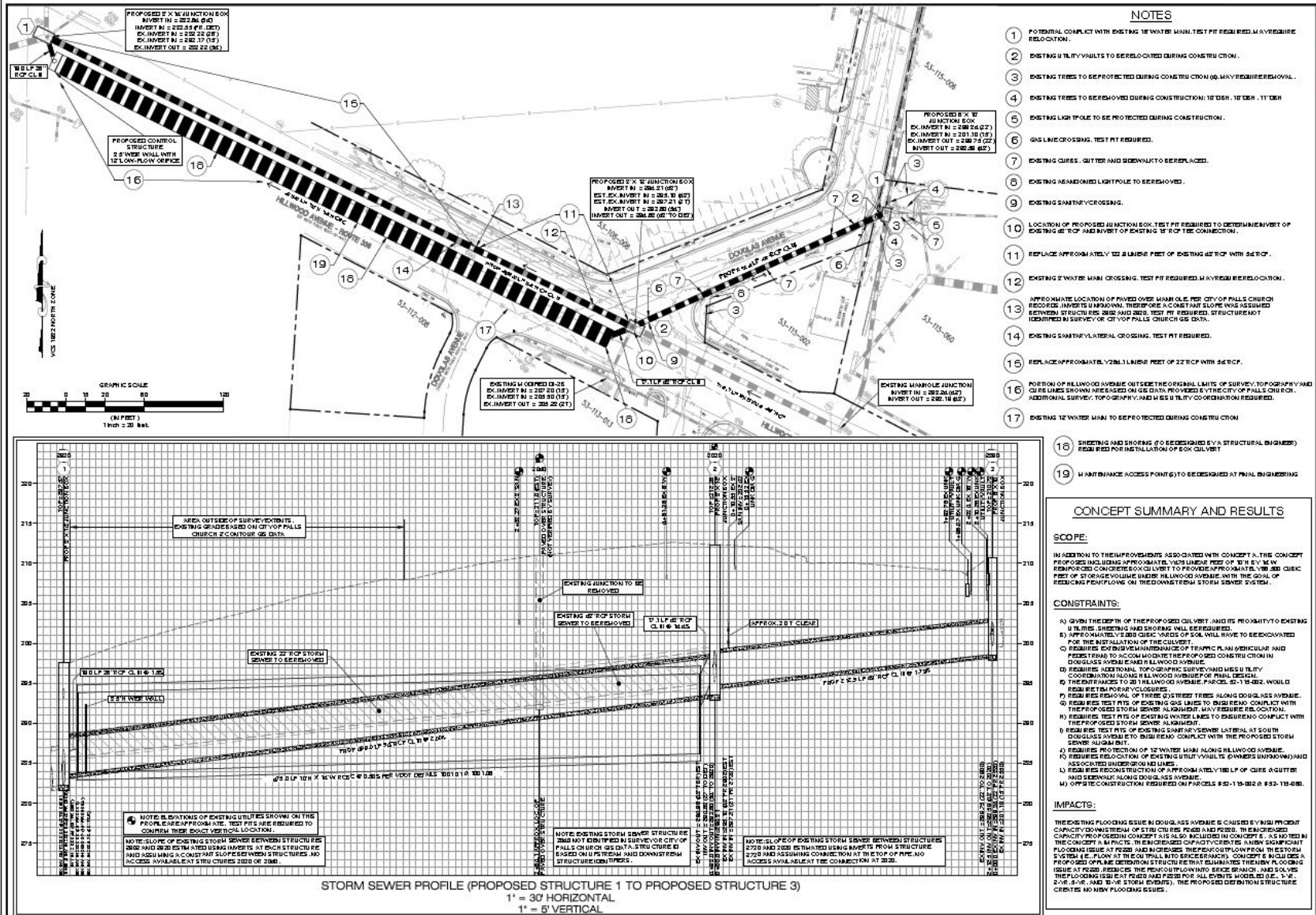


Looking Downstream from Jefferson Outfall
- Post Restoration
2 months



Looking Downstream from Jefferson Outfall
- Post Restoration
6 months

Douglass Avenue Drainage



100 Block West Broad





100 Block West Broad Street



Cherry Street Pre-School

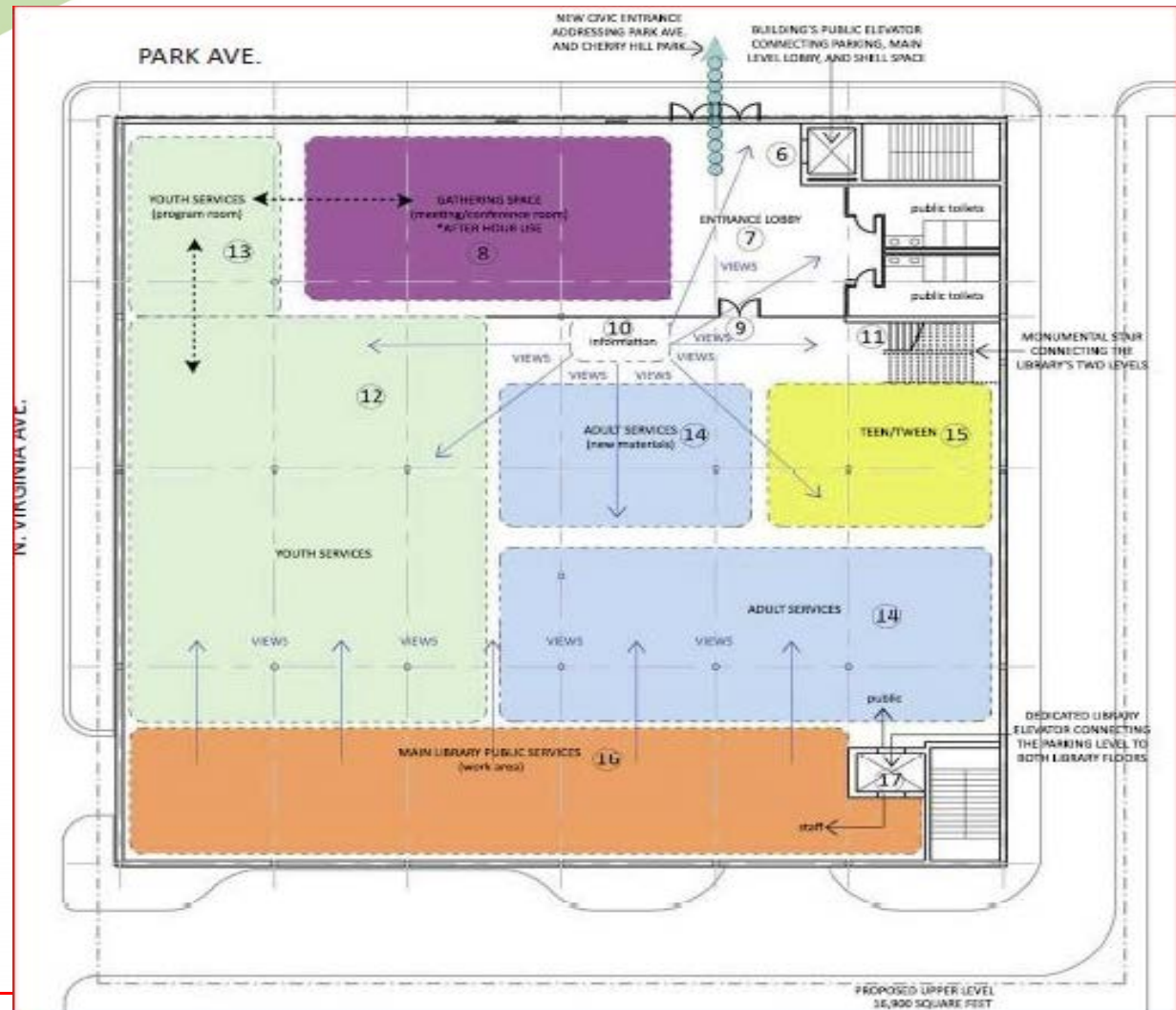


Mount Daniel Expansion



February 11, 2014

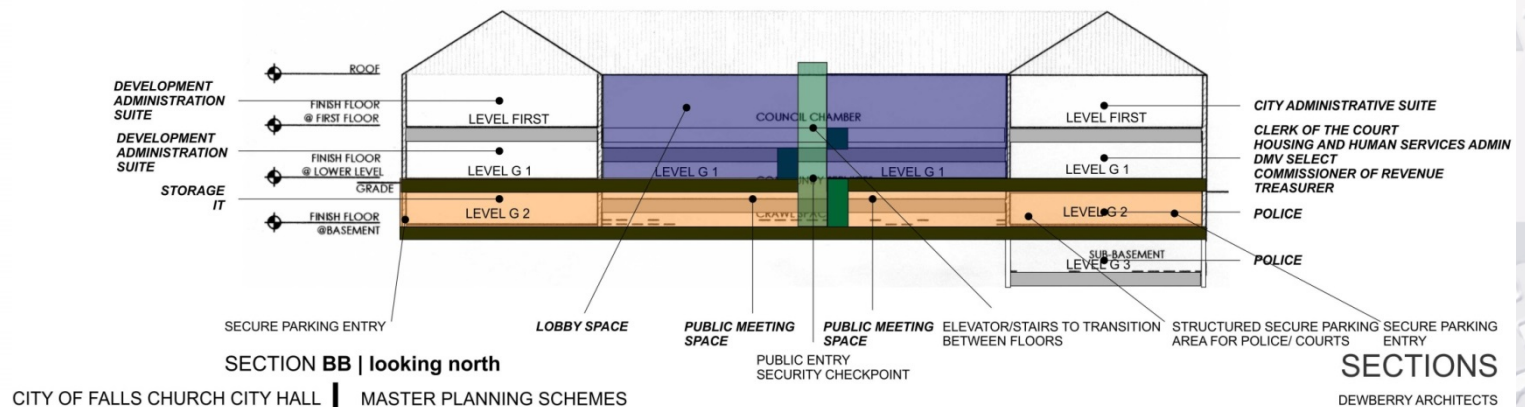
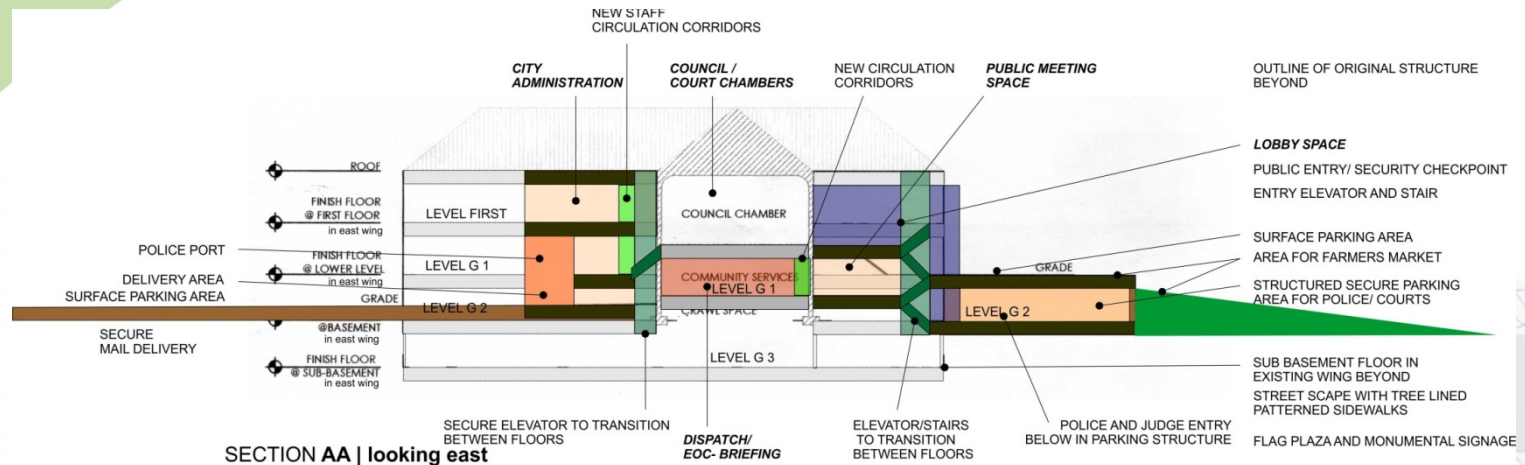
Mary Riley Styles Library



CONCEPTUAL DESIGN

Proposed Plan A (Raze and Rebuild)- Main Level

City Hall Public Safety Improvements



CITY OF FALLS CHURCH CITY HALL

MASTER PLANNING SCHEMES

SECTIONS

SECTIONS

DEWBERRY ARCHITECTS

1.2014 jpl

Fueling Station Canopy



February 11, 2014